Davidson County DEEDWARR
Recvd: 02/02/04 13:20 2pgs
Fees:13.00 Taxes:355.20

20040202-0012447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me, this 7th day of January, 2004.

Notary Public

My commission expires:

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose A. Molina **Jayme Velasques**	**Countrywide Home Loans**	**107-13-1041**
919 Goodbar Drive	**1520 Memorial Blvd. Suite 104**	
Nashville, Tennessee 37217	**Murfreesboro, Tennessee 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William C. Osborne, Sr. and wife, Patricia Osborne,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose A. Molina, unmarried, and Jayme Velasques, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Miro Meadows, of record in Book 1424, Pages 94 & 95, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William C. Osborne, Sr. and wife, Jackie Osborne by deed from Leigh A. Ray, formerly Leigh A. Yarbrough, and husband, Mark Ray, of record at Instrument #1999 120703 00580, Register's Office for Davidson County, Tennessee. The said Jackie Osborne having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Pages 94 & 95, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

This is improved (____) unimproved (____) property known as 919 Goodbar Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of January, 2004.

William C. Osborne, Sr.

Patricia Osborne *

* Patricia Osborne joins in this instrument to convey any and all marital interest she has in subject property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, William C. Osborne, Sr. and wife, Patricia Osborne the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES:
March 31, 2007

My Commission Expires:_____

LUIS DEL MAZO, SR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067